

PORTFOLIO from brown & merry

Hampden Road, Wendover, Buckinghamshire HP22 6HX

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A superb four bedroom, semi detached family home, offered in excellent condition throughout, bright and spacious accommodation over three floors, beautiful garden, wonderful views and home office.





Entrance
The entrance lobby leads you through to a spacious reception room.

Lounge
22'5 x 12'2 Max
An exceptional bright, double aspect room with patio doors opening onto a a large terrace, prefect for al fresco entertaining.

Kitchen / Breakfast Room
13'8 x 108 Max
Fitted with an extensive range of wall and base units with complementary work surfaces over, built in double oven, gas hob with extractor over, integral dishwasher, space and plumbing for washing machine, space for American style fridge freezer, tiled splash backs and tiled floor. Window to rear aspect.

Cloakroom
Recently re fitted with a low level WC, vanity unit with wash hand basin and storage below, tiled floor and window to rear aspect.

Dining Room
16'11 x 13'3 Max
A versatile room which is currently used as a formal dining room, but would also make a wonderful second sitting room or play room. Feature fire place with real log burner and large window to the front aspect, stairs lead to the first floor landing.

Master Bedroom
22'6 x 7'10 Max
A spacious double aspect bedroom, wood effect flooring, offering excellent storage and a beautifully appointed en-suite shower room.

Bedroom Two / Loft Room
28'4 x 11'0 Max
Another light and spacious room with verlux windows to the rear and eaves storage, wood effect flooring.

Bedroom Three
14'4 x 8'0 Max
Another bright and spacious double bedroom, window to the front aspect, wood effect flooring.

Bedroom Four
10'9 x 9'0 Max
A cosy double bedroom, window to rear aspect, wood effect flooring

Family Shower Room
A beautifully re-fitted and fully tiled shower room with walk in double shower, low level wc and pedestal wash basin, heated towel rail and window to rear aspect.

Home Office / Studio
15'11 x 9'11 Max
Fully insulated with its own Wi Fi connection, power, light and heating and air con (Mitsubishi), ensuring this is a functional workspace all year round. Bi fold doors and windows over look the garden.

Outside
To the front of the property there is a paved area for parking several vehicles, a path leads to the front door, gated side access.

To the rear of the property is an excellent raised terrace, perfect for entertaining, timber steps lead to a generous area of lawn, with raised beds and enclosed with mature hedging, further steps lead to the home office and a large timber garden shed. The garden offers a high degree of privacy.











Education

Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts.

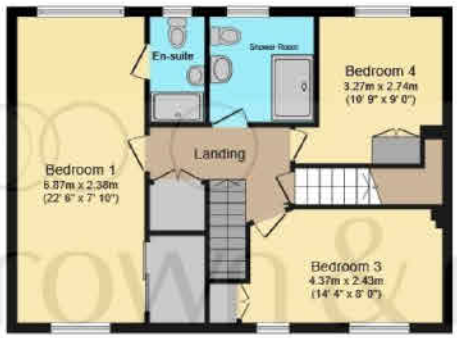
Location

The village centre is 0.3 of a mile away with its eclectic mix of shops, pubs and restaurants and ever popular schools, together with the mainline station offering a frequent service to Marylebone (45mins). The A41 can be found between Aston Clinton and Tring, offering a swift connection to the M25. Alternatively the M40 can be found at High Wycombe.

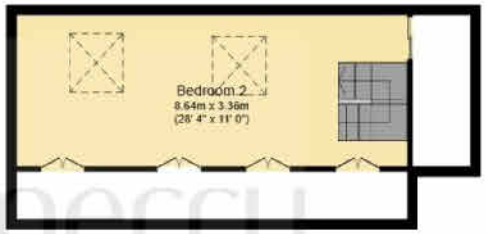
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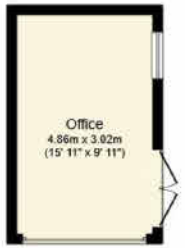
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 172.8 m² (1,860 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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welcome to

Hampden Road, Wendover, Buckinghamshire HP22 6HX

Located just 0.3 miles from Wendover village centre, Hampden Road offers everything you need for a growing family, four good sized bedrooms, master with en-suite, two versatile reception rooms and a kitchen breakfast room. The large terrace has steps to the garden and home office / studio beyond. The property enjoys wonderful views of the Vale of Aylesbury and neighboring hills. Viewing is essential.

Guide Price

£625,000

- Four bedrooms
- Two reception rooms
- Home office with air con
- Ample parking

EPC Rating: C
Council Tax Band: E
Tenure: Freehold







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To find out more information or to arrange a viewing call

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